

# **PLANNING & ZONING COMMISSION'S STATEMENT OF PURPOSE**

---

Section 8-23 of the Connecticut General Statutes requires that local planning commissions prepare a Plan of Conservation and Development ("Plan" or "Town Plan") at least once every ten years. The Town of Darien has been creating and implementing such plans for over 40 years.

The Town Plan is just that - a plan/a vision/a roadmap. The Town Plan offers various projects and directions, many of which can be implemented on a variety of levels and scopes. The Plan has specifically been developed without a cost/benefit analysis and without a priority list of projects. The development of the costs, affordability, priorities, and other issues are left to the involved private sector parties and the appropriate town boards at the time that the projects are recommended for implementation.

The fundamental goal has been, and continues to be, the preservation and enhancement of an attractive suburban living environment, but within those broad parameters are numerous factors which must be addressed to best assure achieving that goal. This Plan is the Town's most recent attempt to guide private and public participants toward this goal.

It is important to recognize that, by itself, the Plan will accomplish nothing. It is similar to a road map - it must be followed carefully and intelligently in order to reach the desired objectives. Implementation of the Town Plan as presented herein, and as modified from time to time, will require the cooperative action of the many people and agencies involved in this decision-making. All interests, whether public or private, have a stake in the attractive, economical and orderly conservation and development of this Town.

## **Adoption of the Town Plan**

The Plan, once adopted, does not in and of itself change any zoning regulations or assure an implementation of any of its proposals. It sets forth the recommendations of the Planning and Zoning Commission and is designed to be a guide that will assist all public agencies and private individuals and groups in making proper decisions related to orderly Town growth.

Meaningful action must be taken by the private and public sectors of the Town to ensure that the Plan's provisions are substantially implemented. Unless the Plan is used continuously as a reference for decisions on land use, zoning, construction, and other public actions, healthy development will not move forward as intended.

### **The 2006 Town Plan**

The development of the 2006 Plan occurred over a three-year time frame. Two “roundtables” sponsored by the League of Women Voters were held in 2003 and 2004. These exercises enabled the general public and RTM members to give input to Commission members in their Plan preparation. It also benefited the roundtable participants, who were able to define what they liked about Darien, better understand what makes their community desirable, and learn more about the Town Plan process in general. Questions and comments were also solicited and received from the community at various times during this development phase.

The 2006 Plan is divided into nine separate chapters, each of which sets forth policies and recommendations a distinct subject area. Each Chapter has an associated Appendix, directly placed after the Chapter, which provides additional background information which may be helpful to the reader to better understand the basic studies and data which were used to develop the policies and recommendations.